

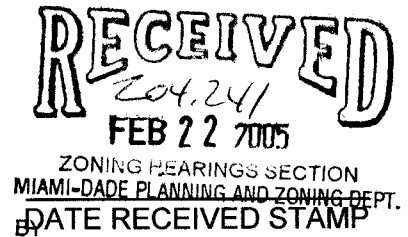
PETITION OF APPEAL FROM DECISION  
MIAMI-DADE COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AV AMOUNT OF FEE \$1835.<sup>72</sup>

RECEIPT # I200515131

DATE HEARD 02/08/2005

BY CZAB # 8



\*\*\*\*\*  
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z04-241 (05-2-CZ8-1)

Filed in the name of (Applicant) Century Capital Group, Inc.

Name of Appellant, if other than applicant N/A

Address/Location of APPELLANT'S property: 3215 NW 103<sup>rd</sup> St., Miami-Dade County

Application, or part of Application being Appealed (Explanation):

**Entire Appealable Application**

Appellant (name) Century Capital Group, Inc.

hereby appeals the decision of the Miami Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami Dade County, Florida, hereby makes application to the Board of County commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community zoning Appeals Board are as follows:  
(State in brief and concise language)

1. Denial with out prejudice to rezone to BU-1A does not comply with the Business and Office 2005-2015 C.D.M.P. LUP Map designation .
2. The Application is consistent with the CDMP Land Use Plan Map.
3. Application was supported by the Professional Staff from the Planning and Zoning Department.

APPELLANT MUST SIGN THIS PAGE

Date: 10 day of February, year: 2005

Signed



Szymon Trojecki

Print Name

c/o Gables Partnership, Inc. at

P O BOX 347511

Coral, Gables, FL 33234

Mailing Address

(305) 740-4373

Phone

(305) 740-5868

Fax

**REPRESENTATIVE'S AFFIDAVIT**

If you are filing as a representative of an association or other entity, so indicate :

N/A

Representing

Signature

Print Name

Address

City

State Zip

Telephone Number

Subscribed and Sworn to before me on the

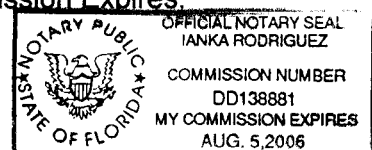
10 day of February, year 2005

Ianka Rodriguez

Notary Public

(Stamp / seal)

Commission Expires:



**APPELLANT'S AFFIDAVIT OF GOOD STANDING**

(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority personally appeared Szymon Trojecki (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing  
☒ 2. Original Applicant  
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

**Witnesses:**

[Signature]  
Signature

Wesley Alvarez  
Print Name

[Signature]  
Signature

Georgina Santiago  
Print Name

[Signature]  
Appellant's signature

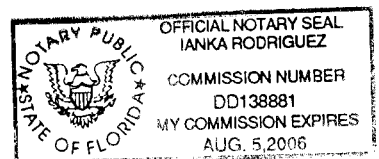
Szymon Trojecki  
Print Name

Sworn to and subscribed before me on the 16 day of February, year 2005.

Appellant is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary  
(Stamp / Seal)

Commission Expires:



DISCLOSURE OF INTEREST\*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Century Capital Group, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Szymon Trojecki, President</u>	<u>50%</u>
<u>2812NW 35<sup>th</sup> St.</u>	
<u>Miami, FL 33142</u>	
<u>Mordechai Uziel</u>	<u>50%</u>
<u>2812 NW 35<sup>th</sup> Street</u>	
<u>Miami, FL 33142</u>	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests

! PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: Gables Partnership, Inc.

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

Manuel Gonzalez, President

100%

PO BOX 347511

Coral Gables, FL

Date of contract: 12/2003

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

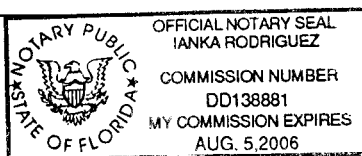
Signature: \_\_\_\_\_

Simon Trojecki

Sworn to and subscribed before me this 16 day of February, 2005. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Janka Rodriguez  
(Notary Public)

My commission expires \_\_\_\_\_



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.